

UNITED STATES BANKRUPTCY COURT
For The Western District of Michigan

in the matter of:

FIRST EDITION, INC.
461 Worth Road
Moran MI 49760
Debtor.

Case Number: GG 04-07981
Chapter Seven (7) Filed: 6-28-04
Honorable James D. Gregg
Jeff A. Moyer, Chap 7 Trustee

Notice to Creditors and Other Parties in Interest

YOU ARE HEREBY NOTIFIED THAT A **HEARING will** be held at the United States Bankruptcy Court, One Division Avenue, N.W., Third Floor, Courtroom B, **Grand Rapids, Michigan on Wed., July 12, 2006 at 1:30 p.m.** to consider & act upon the following matter:

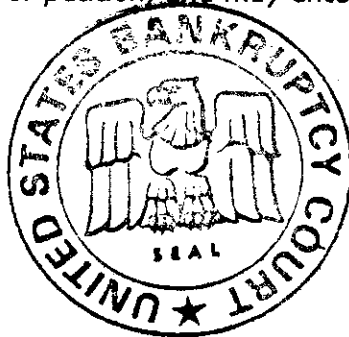
Trustee's Motion to Approve Sale of Real Property
a copy of motion is enclosed

If you want the court to consider your views on this matter, attend the hearing on the date stated above.

Your rights may be affected. You should read the documents carefully and discuss them with your attorney. (If you do not have an attorney, you may wish to consult one.)

You or your attorney may wish to file a response to the motion explaining your position. Any response shall be filed with the clerk of the U.S. Bankruptcy Court, Grand Rapids MI, and should be received by the clerk at least 3 (three) days before the hearing date. A copy of your response should also be mailed upon the party filing the motion and his/her attorney.

If you or your attorney do not take these steps, the court may decide to grant the relief sought in the motion or petition, and may enter an order granting the relief requested.



Daniel M. LaVille, Clerk of Court

David G. Scalici, Deputy Clerk

Dated: 6-14-2006

NOTICE IS HEREBY GIVEN THAT THE COURT MAY, in its discretion, orally continue or adjourn the above hearing on the record in open court. If this occurs, parties in interest will not be given further written notice of the continued or adjourned hearing. If an entity is not present at the originally scheduled hearing, information regarding the time, date and place of an orally continued or adjourned hearing may be obtained at the clerk's office from the court files or docket.

A copy of this notice & motion forwarded to noticing center for service.
Court to Serve Official Buyer's List.

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF MICHIGAN

In Re:

Case No. GG 04-07981

FIRST EDITION, INC.,

Chapter 7; Filed: 06/28/04

Debtor.

Honorable James D. Gregg

MOTION TO APPROVE SALE OF REAL PROPERTY

NOW COMES the Chapter 7 Trustee Jeff A. Moyer, by and through his attorneys, The Bankruptcy Group, Inc., and states as his Motion to the Court the following:

1. First Edition, Inc. ("First Edition" or "Debtor") filed a voluntary petition for relief under Chapter 7 of the Bankruptcy Code on or about June 28, 2004.

2. Jeff A. Moyer ("Trustee") is the duly-appointed, qualified and acting Trustee in the Chapter 7 case.

3. Included among the assets of the First Edition bankruptcy estate is a parcel of real property located in the City of Muskegon Heights, County of Muskegon, and State of Michigan, commonly known as 7 E. Center, Muskegon Heights, Michigan (the "Property"). The Property is legally described as:

The North 3/5 of Lots 4 and 5 and the North 3/5 of Lot 3, except the West 15 feet thereof, of Block "F" of Muskegon Heights, according to the recorded plat thereof in the office of the Register of Deeds for said County.

4. Trustee has received an offer to purchase the Property from A.L.C. Holdings, LLC ("ALC"), a Texas limited liability company. Upon information and belief, ALC is not related to the Debtor or the Trustee.

5. The terms of the offer are as follows:

a. **Property.** The subject of the proposed sale is the real property commonly known as 7 E. Center, Muskegon Heights, Michigan (Parcel No. 26-185-237-0004-01).

b. **Purchaser.** The proposed purchaser ("Purchaser") of the Property is ALC.

c. **Price.** The sale price for the Property is a cash price of \$20,000.

6. Trustee has marketed the property for nearly two years. Although a realtor was employed, that employment contract has since expired and therefore no realtor commissions will be paid.

7. The Trustee is seeking approval of this offer free and clear from all liens, interests or claims in accordance with §363(f) of the Bankruptcy Code except for any claims for back real estate taxes or other liens or assessments related to the Property itself as identified in Paragraph 3. above. The sale will be subject to any such claims arising out of, or asserted against the property itself. Any other party holding a lien, interest or claim against the Property shall have such lien, interest or claim terminated and removed from the Property, and it shall attach to the proceeds with the same validity, rank and priority as such lien, interest or claim has with regard to the Property. Further, the Property shall be sold on an "as is" and "where is" basis. No warranty is being made as to the usability, fitness for a particular purpose, zoning, suitability, inhabitability, environmental quality, chain of title, or any other matter. The Trustee is making no warranties or representations whatsoever regarding this Property. The identified Purchaser or any other proposed Purchasers, are entirely responsible for viewing the Property, determining its suitability and value, and calculating its or their bid.

8. This sale shall be subject to the approval of the United States Bankruptcy Court for the Western District of Michigan. Upon approval of the sale, a closing shall be held as soon as possible after the 10-day appeal period has run. Such closing date shall be determined by the Trustee and Purchaser and/or successful high bidder, and may be extended only in writing by the mutual agreement of the Purchaser and/or successful high bidder, and the Trustee.

9. If approved, all costs and expenses incurred by the Trustee, including all administrative and legal expenses of the Bankruptcy Estate relating to the sale of this Property as well as the statutory commission and all other expenses of the sale shall be charged against the sale proceeds. Such expenses shall be a first claim against the sale proceeds in accordance with 11 U.S.C. §506(c) of the Bankruptcy Code.

10. The Trustee believes that approval of the sale as outlined above is in the best interests of the estate and that it should be approved.

11. Any objections to this sale must be made in writing, and shall be filed with the Bankruptcy Court with a copy served upon counsel for the Trustee at the address set forth below. Any objections must be filed and served no later than three (3) business days prior to the date of the hearing on the approval of the sale.

12. The Trustee further requests that this property be noticed out to the Buyers List for review, consideration and possible bid.

13. The Trustee shall solicit and accept additional bids on the Property. Any other interested potential Purchasers must pre-register with the attorney for the Trustee at least two (2) business days prior to the hearing. Any additional bids must be cash bids, on these terms, with the first successive bid in the amount of \$21,000, and bids to be in increments of at least \$500 thereafter. No other offer on any other terms shall be considered.

WHEREFORE, the Trustee, Jeff A. Moyer, requests the Court enter an Order granting the following relief:

A. Authorize Jeff Moyer to sell the property free and clear of all non-property related liens, interests or claims as outlined above,


B. Schedule a hearing on the approval of the sale as soon as the Court's docket permits, and

C. Grant such other, further or different relief as may be just and equitable under the circumstances.

Respectfully submitted,

THE BANKRUPTCY GROUP, INC.

Dated: June 12, 2006

By: 
Mitchell J. Hall (P64064)
Business Address:
2757-44th St., SW, Suite 304BB
Wyoming, MI 49519
(616) 724-1890